

## STANDARD APPLICATION

**Harford County  
Board of Appeals**

Bel Air, Maryland 21014

Case No. 5374  
Date Filed 8-18-03  
Hearing Date \_\_\_\_\_  
Receipt \_\_\_\_\_  
Fee \$450<sup>00</sup>

Shaded Areas for Office Use Only

**Type of Application**

Nature of Request and Section(s) of Code \_\_\_\_\_

CASE 5374 MAP 49 TYPE Variance

☐ Administrative Decision/Interpretation☐ Special Exception☐ Use Variance☐ Change/Extension of Non-Conforming BY Charles and Joanne Oliver☐ Minor Area Variance

(Contract Purchaser: 300 PM, LLC, 302 Patterson Mill Road, Bel Air, Md. 21014)

☒ Area Variance

Appealed because a variance pursuant to Section 267-22G(1) of the Harford County Code to allow

☐ Variance from Requirements of the Code more than 1 lot on a panhandle (proposed 4 panhandle lots) in a R1 District requires approval by the☐ Zoning Map/Drafting Correction

Board.

**NOTE:** A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

**Applicant/Owner (please print or type)**Name Charles and Joanne Oliver (owners) Phone Number (410) 838-1178Address 300 Patterson Mill Rd. Bel Air MD 21014  
Street Number Street City State Zip CodeCo-Applicant 300 PM, LLC (contract purchaser) Phone Number \_\_\_\_\_Address 302 Patterson Mill Rd. Bel Air MD 21014  
Street Number Street City State Zip Code

Contract Purchaser \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_  
Street Number Street City State Zip CodeAttorney/Representative David E. Carey, Esq. Phone Number (410) 838-5500Address 200 South Main Street Bel Air MD 21014  
Street Number Street City State Zip Code

Hearing: 10/15/03

Rev. 12/00

## Land Description

Address and Location of Property 300 Patterson Mill Rd., Bel Air, MD 21014

Subdivision \_\_\_\_\_ Lot Number \_\_\_\_\_

Acreage/Lot Size 7.09 Election District First Zoning R1

Tax Map No. 49 Grid No. NE Parcel 791 Water/Sewer: Private \_\_\_\_\_ Public X

List ALL structures on property and current use: 1 single family home and 2 garages. Residential use.

Estimated time required to present case: 30 minutes

If this Appeal is in reference to a Building Permit, state number \_\_\_\_\_

Would approval of this petition violate the covenants and restrictions for your property? No

Is this property located within the County's Chesapeake Bay Critical Area? Yes \_\_\_\_\_ No X

If so, what is the Critical Area Land Use designations: \_\_\_\_\_

Is this request the result of a zoning enforcement investigation? Yes \_\_\_\_\_ No X

Is this request within one (1) mile of any incorporated town limits? Yes \_\_\_\_\_ No X

## Request

To permit four (4) panhandle lots in an R1 zone.

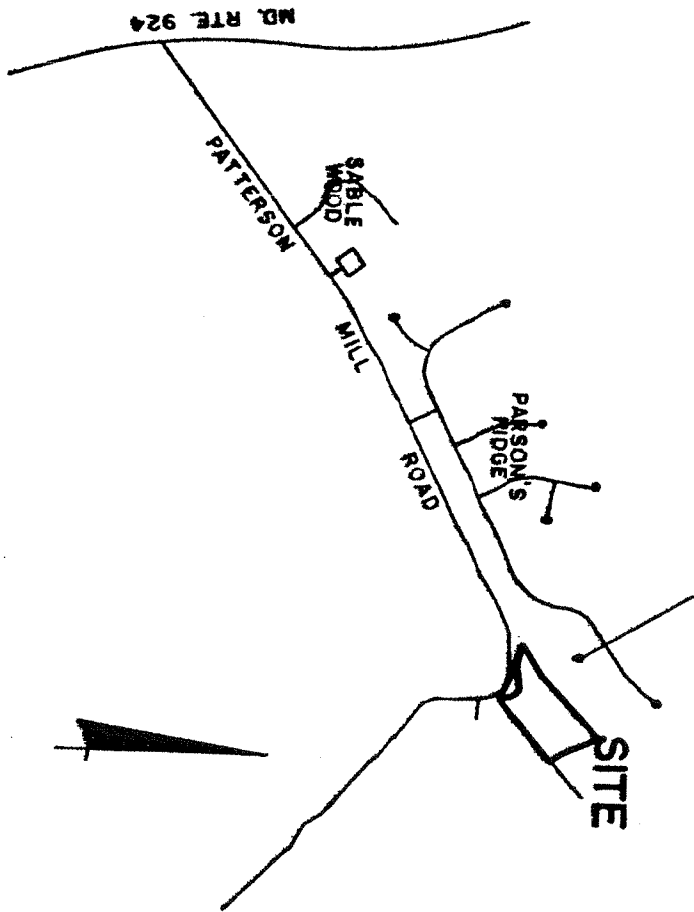
## Justification

The subject property is unique in that it contains a pond, a stream buffer, wetlands, flood plain, steep slopes and significant tree cover. In order to preserve these natural features, to keep the Natural Resource District on one lot and to minimize the clearing of mature forest and the amount of impervious surface, a variance to create four (4) panhandle lots is needed. Under current zoning, twelve (12) lots are permitted. Applicants wish to develop the property at a low density and in an environmentally sensitive way.

*If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)*

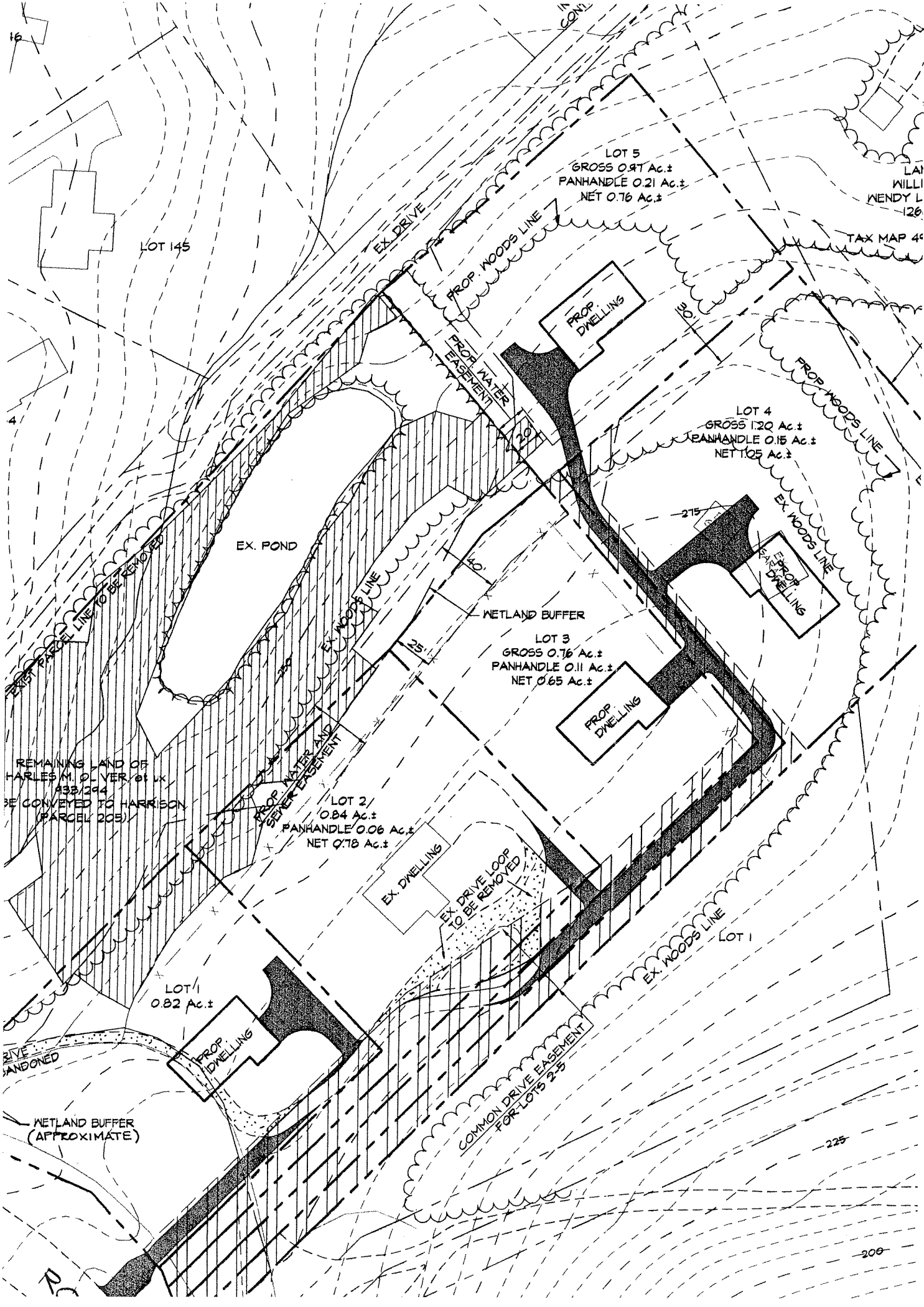
# LEGEND

- EXISTING CONTOURS
- ~ EXISTING TREE LINE
- ▨ 25% SLOPES



VICINITY MAP

SCALE: N.T.S.



LOT 145

LOT 5  
GROSS 0.97 Ac.±  
PANHANDLE 0.21 Ac.±  
NET 0.76 Ac.±

LAI  
WILLI  
WENDY L  
126

TAX MAP 46

LOT 4  
GROSS 1.20 Ac.±  
PANHANDLE 0.15 Ac.±  
NET 1.05 Ac.±

EX. POND

WETLAND BUFFER

LOT 3  
GROSS 0.76 Ac.±  
PANHANDLE 0.11 Ac.±  
NET 0.65 Ac.±

REMAINING LAND OF  
HARLES M. OLIVER et ux  
133/294  
BE CONVEYED TO HARRISON  
(PARCEL 205)

LOT 2/  
0.84 Ac.±  
PANHANDLE 0.06 Ac.±  
NET 0.78 Ac.±

LOT 1  
0.82 Ac.±

LOT 1

DRIVE  
ABANDONED

WETLAND BUFFER  
(APPROXIMATE)

COMMON DRIVE EASEMENT  
FOR LOTS 2-5

225

209